

## 20 Grove Road, Ballymena, BT42 3DP



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**This is an incredibly rare opportunity to purchase a seven bedroom detached chalet style bungalow with detached double garage all occupying an elevated site extending to 1.5 acres with superb views over surrounding countryside. Located in the much sought after Shankbridge area on the outskirts of Kells but within easy access of Ballymena town centre, this well appointed property is ideally suited to those with a growing family or in need of additional space for multi-generational living. Approached from the Grove Road, with a picturesque Church on the wooded banks of the Kells Water River directly facing the main entrance, the property is accessed via feature wrought iron double gates and a sweeping tarmac driveway past the children's barked play area to the main property with detached double garage. On entering, the scale of the home becomes quickly apparent with the open tread staircase ascending to the large first floor TV lounge with adjoining large bedrooms. On the ground floor two of the five further bedrooms boast ensuite shower rooms with one also benefiting from a walk-in dressing area. The main bedroom to the ground floor even has the added benefit of a cast iron wood burning stove. With a spacious family bathroom, complete with multi-jet spa bath, wetroom style shower area and "infinity mirror" this property also benefits from a large living room and wall mounted glass fronted multi-fuel stove being the focal point surrounded by a study, large sunroom with semi-vaulted ceiling and multi-fuel free standing stove and a well appointed kitchen with white high gloss units and six seater centre island.**

**Only on full internal inspection can one begin to appreciate the potential of this superb family home.**

**Early viewing strongly recommended.**

## **FEATURES**

- Spacious entrance hall with open tread staircase to first floor gallery landing / Mostly glazed French doors to;
- Large living room 27'5 x 13' with wall mounted glass fronted multi-fuel stove / PVC double glazed French doors to timber decked patio at the front / Open to;
- Kitchen with informal dining / Full range of white high gloss high and low level units / Space for range style cooker / Integrated fridge, freezer and dishwasher
- Utility room with range of matching units / Ground floor W/C
- Sunroom 17' x 15'8 with semi-vaulted ceiling and free-standing cast iron stove / PVC double glazed French doors to rear / Separate study 12'9 x 8'9 accessed from living room
- Five ground floor bedrooms / Two with ensuite shower rooms / Family bathroom with multi-jet spa bath and walk-in shower area
- First floor gallery landing with glazed door and panels to TV Lounge 21'2 x 18'1 (max) / Four "Velux" double glazed roof lights to include top and bottom hinged balcony window
- Two large first floor bedrooms / Both with wood laminate floors
- PVC double glazed windows and external doors / Oil-fired central heating
- Large site extending to 1.5 acres / Feature double gates and sweeping tarmac driveway / Detached double garage with electric roller shutter door / Staircase to first floor games room / Extensive timber decked patio with inset hot tub

## ACCOMMODATION

PVC double glazed entrance door and side lights and over light to:

### ENTRANCE PORCH 8'5 x 2'9 (2.57m x 0.84m)

Fully tiled floor. Open square archway to:

### ENTRANCE HALL 14'3 x 9'8 (4.34m x 2.95m)

Fully tiled floor. Open tread stair case to first floor with mahogany moulded hand rail and turned balustrade. Single radiator. Mostly glazed French doors to:

### LIVING ROOM 27'5 x 13'0 (8.36m x 3.96m)

Wall mounted glass fronted multi fuel stove with polished granite work surfaces. Designer upright radiator. PVC double glazed sliding patio doors to timber decked patio at front. PVC double glazed door to Study. Fully tiled floor and matching skirting through to:



### KITCHEN WITH INFORMAL DINING 13' x 12'8 (3.96m x 3.86m)

Full range of white high gloss high and low level units with short chrome handles and contrasting quartz work surfaces. Insert one and a quarter bowl stainless steel sink unit and mixer tap with flexible hose. Fluted quartz drainer. Space for range style cooker with stainless steel and glass over head extractor fan. Full height fridge and freezer. Integrated dish washer. Red epoxy glass splash back. Fully tiled floor. Large center island with six seat breakfast bar. Low level storage. Designer upright radiator.



### **UTILITY 9'4 x 7'9 (2.84m x 2.36m)**

Full range of white high gloss high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer tap with flexible hose. Fully tiled floor. Red epoxy glass splash back to work surfaces. Plumbed for washing machine and space for dryer. Meter cupboard. PVC double glazed door to rear.

### **GROUND FLOOR W/C**

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity with mixer tap and storage below.



### **STUDY 12'9 x 8'9 (3.89m x 2.67m)**

Wood laminate floor. Dual aspect windows. Double radiator. PVC double glazed door to living room.

### **SUN ROOM 17'0 x 15'8 (5.18m x 4.78m)**

Semi-vaulted ceiling. Large free standing log burner with exposed flue pipe and granite plinth. PVC double glazed French doors to rear. Three double radiators.



### **INNER HALL TO BEDROOMS**

Fully tiled floor with matching skirting.

### **HOT PRESS**

Pressurized water tank.

### **MAIN BEDROOM 20'1 x 17'11 (6.12m x 5.46m)**

(max - to include ensuite) Fully tiled floor and matching skirting. Dual aspect windows. Free standing multi solid fuel cast iron stove with exposed flue pipe and polished granite plinth. Three double radiators. PVC double glazed door to hallway.

### **ENSUITE 8'10 x 7'8 (2.69m x 2.34m)**

Modern white suite comprising push button low flush W /C and pedestal wash hand basin with "monobloc" mixer taps. Easy access wet room style fully tiled shower area with thermostatic shower unit and large glazed screen. Fully tiled floor and walls. Extractor fan. Double radiator.



### **BEDROOM 2 12'8 x 11'9 (3.86m x 3.58m)**

Wood laminate floor. Double radiator. Door to:

### **DRESSING ROOM 7'9 x 5'5 (2.36m x 1.65m)**

Wood laminate floor. Single radiator.

### **ENSUITE 7'10 x 5'9 (2.39m x 1.75m)**

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. Fully tiled corner quadrant shower cubicle thermostatic unit and sliding cubicle doors. Fully tiled floor. Double radiator.



**BEDROOM 3 13'9 x 10'0 (4.19m x 3.05m)**

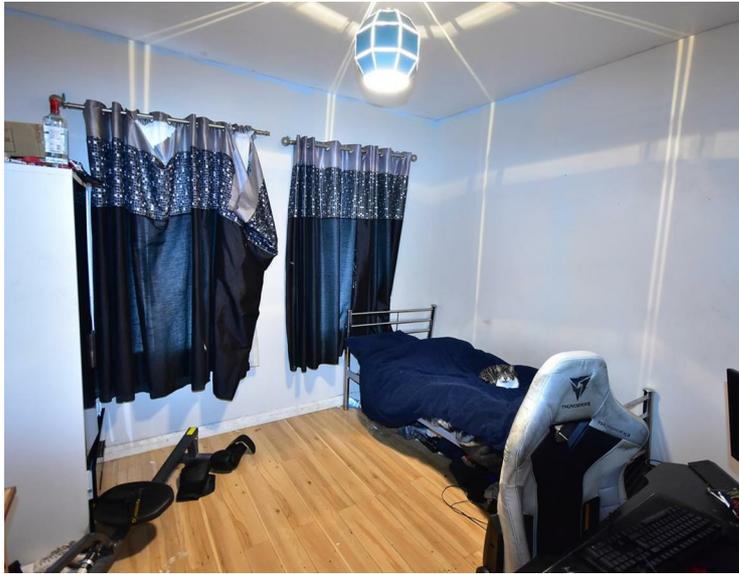
Double radiator.

**BEDROOM 4 11'8 x 10'0 (3.56m x 3.05m)**

Wood laminate floor. Double radiator.

**BEDROOM 5 11'0 x 10'0 (3.35m x 3.05m)**

Wood laminate floor. Double radiator.



**BATHROOM 12'6 x 9'6 (3.81m x 2.90m)**

Modern white suite comprising feature corner multi jet spa bath with spout style mixer taps and shower attachment. Push button low flush W/C and pedestal wash hand basin. "Infinity Mirror" with integrated lighting. Easy access fully tiled wet room style shower area with fixed head shower and thermostatic hand held pencil shower. Large glazed screen. Fully tiled floor and walls. Extractor fan. Polished chrome radiator.



## FIRST FLOOR LANDING

Wood laminate floor. Glazed door and panels to:



### TV LOUNGE 21'2 x 18'1 (6.45m x 5.51m)

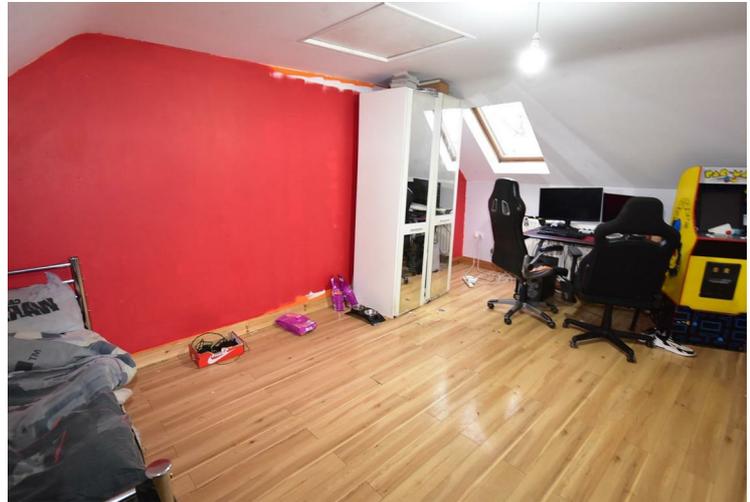
(max) Wood laminate floor. Double radiator. Access to eaves storage. Four double glazed "Velux" roof lights to include top and bottom hinged balcony window. Double radiator.

### BEDROOM 6 25'9 x 18' (7.85m x 5.49m)

Wood laminate floor. Three "Velux" double glazed roof lights. Access to eaves. Access to additional large attic space above master bedroom. Two double radiators.

### BEDROOM 7 18' x 13'1 (5.49m x 3.99m)

Wood laminate floor. Access to eaves storage. Access to loft. Double glazed "Velux" roof light. Double radiator.



## OUTSIDE

Decorative wrought iron gates to sweeping tarmac driveway. Extensive gardens to front in neat lawn. Kerbed and edged low level walling. Bark chipped play area half way up driveway. Laurel hedging. Substantial parking for up to 10 cars. Access to;

### DETACHED GARAGE 25'5 x 20'6 (7.75m x 6.25m)

Electric roller shutter door. Staircase to;

## FIRST FLOOR

Two gable end windows.

Block built boiler house. Outside tap and light. Extensive timber decked patio with inset hot tub and timber decked pathway to large paved patio area. 6Ft. gate and fencing to enclosed and paved patio area at rear. Retaining wall with raised grass area above. Enclosed hen run.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

Please note, none of the services or appliances have been tested at this property.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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